



**Rainier Beach Urban Farm and Wetlands
COMMUNITY DESIGN MEETING #2
NOTES**

Saturday July 28, 2012, 11 am - 2 pm
Rainier Beach Urban Farm & Wetlands,
5513 S Cloverdale Street, Seattle, WA 98118

Over eighty community members attended the second community design meeting for the Opportunity Fund renovation project of Rainier Beach Urban Farm and Wetlands. We opened the meeting with introductions from both Seattle Tilth and the Friends of Rainier Beach Urban Farm and Wetlands. The Berger Partnership presented three concept designs for the Urban Farm and Wetland. After the presentations community members broke into groups to discuss the concepts. After the small group discussions, we reconvened and presented the community's feedback. A majority of the community members preferred elements in concept A which concentrates the farming buildings in the northern most portion of the site, and provides a central gathering space, it also provides for minimal impact to the site. Parks and the Berger Partnership will compile all input from the community to inform the concept for the renovation of the open space. The presentation and discussion of the concept plan will be presented at the final community design meeting at the Rainier Beach Urban Farm & Wetlands site on September 13th.

Meeting Comments:

1. Why are the compost and worm bins placed together?
 - a. We are currently in the schematic phase of design and the areas are based from rough area estimates from Seattle Tilth. These areas will have more detail in the next public meeting as the design progresses into one scheme.
2. Concern on traffic and parking
 - a. We will be taking the plans to SDOT and we can explore ways to design parking to improve safety.
3. There seems to be an implicit balance toward ecology. What is the objective?
 - a. The site enhances ecological functions on the southern section of the site, and preserves all existing wetland. To allow for a minimal human intervention on the southern section of the site, all farming programs are located on the northern section of the site.
4. Explain gate location.
 - a. The gate connection from Beer Sheva shall be at the most northern point into the site to allow for better observation.
5. Explain the reasoning behind the structures on Scheme B
 - a. In Scheme B, the structures are located on the northern edge of the site to provide a greater community visibility. The grouping of these structures allow for more area to be left undisturbed for ecological enhancement.
6. What is the cost of these schemes?
 - a. At this point we do not know the exact cost, but Scheme B is likely to cost more.
7. Is there a possibility to add sound walls for concerts?
 - a. Although it is a good idea, it is not part of the scope of this project.
8. What are the programs of the structures?
 - a. Shelters, community gathering areas, bathrooms. We are also looking at sustainable programs, such as rainwater collection and community solar.
9. What is the size of the site
 - a. Approximately 10 acres
10. Will there be lighting on the site? What kind of site lighting might there be?

11. In A & B will greenhouses oriented to east be too shaded by existing large chestnut/oaks in properties in NE corner?
12. Is it possible to use Beer Sheva parking and gate for access rather than make parking on street or in park?
 - a. We will be encouraging overflow parking at Beer Sheva.
13. How many people on site every day?
 - a. Approximately 10 people.
14. If people want access to a plot of land to farm, how would they get it?
 - a. Contact the Operator of the site: Seattle Tilth and the Friends of Rainer Beach Urban Farm and Wetlands

Scheme A Comments:

- Prefers the reduced impact of the road, but keep the second gate locked.
- Prefers location of gathering space
- Prefers this scheme because it has the least amount of impact on neighbors
- Limits disturbance
- Vehicles in one area, but preserves farm space, close proximity
- Takes advantage of existing overlook
- Prefers more developed areas to north
- Hybrid of A & C
- Prefers second entrance; new curb cut could allow greater presence on Cloverdale/visibility into the site, without cutting down the Green Wall.
- Prefers the north-south and east-west greenhouse mix to expand the growing season, and splitting the greenhouses so that it was less imposing on site.
- Prefers having cistern, rain gardens, and compost near each other.
- Prefers the ingress/egress
- Prefers all greenhouses together
- Spread greenhouses throughout the site
- Prefers parking and gathering space
- Prefers circulation of cars kept in north
- Takes advantage of existing overlook,
- Allows for orientation (self-orientation)
- Need path connecting greenhouses, along Cloverdale.
- Prefers a short loop to the right of the entrance

Scheme B Comments:

- Concerns about potential impact along Cloverdale
- Prefers location of the cistern
- Prefers the minimized road
- Prefers elevation to use grade
- Access on Cloverdale would help safety
- Prefers overlook
- Compost area better divide up; needs to be close to gathering space
- Prefers walking trail and parking at Beer Sheva.
- Good distance from the wetlands.
- Prefers gathering space further from the wetland buffer
- Split up greenhouses.
- Buildings along Cloverdale, foot traffic
- Does not prefer cost,
- Concerns with tree removal.
- Concern about noise
- Compost and buildings should be located near the entrance

- Gathering areas and buildings should be more centralized
- Move drive aisle loop away from neighboring property.

Scheme C comments:

- Least favorite in terms of roads
- Too spread out
- Impacts wetlands
- Least impact on property
- See all growing from Cloverdale
- Centrally located greenhouses
- Probably the least expensive, no new roads
- Prefers s gathering space, but too much brought into west side.
- Loop road to see farm and people, buildings central.
- Prefers gathering space, but it is too far west/south.
- Prefers greenhouses on north side
- Avoid development.
- Concerns about loop road
- Does not prefer parking in heart of site.

Cloverdale:

- Good idea to thin Cloverdale planting, but not too much, since “it’s beautiful.”
- Keep as much of the vegetation at Cloverdale as possible
- Schemes limit visibility on Cloverdale, easier to camouflage.

Gathering spaces:

- Gathering spaces—use for orientation
- Gathering spaces in natural areas—small and medium sized (4-5 needed).
- Gathering areas should be centralized.

Parking, ADA access, circulation, and service roads:

- Parking concern offsite
- Prefers parking near entry of the site
- Encourage offsite parking
- Don’t park cars near the growing areas.
- Trails should be used as a service road
- Need path connecting greenhouses, along Cloverdale, in Scheme A.
- Consider safety of how children stay safe—not get hit by cars, not get lost.
- Concern about how to accommodate more parking on the facility
- Concentrate parking away from the wetlands—reduce the pollution. Reduce parking and driving.
- Doesn’t prefer parking in heart of site.
- Raised beds for ADA access
- Connection to Pritchard Beach
- More welcoming entrance from Beer Sheva will facilitate parking on that side, access to school, safety. entrance be the primary access, and use the parking there, with the roads on site for service only (no parking).
- Have wider access on east and west sides for periodic truck access (trails convert to truck access/service road).
- Have ADA access throughout site.
- Detail on truck access/routes.
- Bus stop or pull out to make it easy to get to the site on mass transit.
- Encourage walking.

Site Development:

- Prefers more developed areas to north.
- Keep activity at the north.
- Minimize building size.
- Imbed buildings into site, not an edge.
- Keep the buildings feeling natural.

Greenhouses:

- Keep greenhouses on west side.
- Multiple orientations for greenhouses a plus

Security:

- Security concerns!
- Concern about safety of people working on site
- Only open side gate for special events, but not every day.
- Line of sight for children activity space

Trees:

- Keep existing trees.
- Minimize cutting down trees.
- Keep it natural.

Community Outreach/Events:

- Work to engage with East African and immigrant communities, volunteer and have access to food producing space.
- Encourage partnerships with local neighbors.
- Garden weddings or just gathering space for community
- Anniversary event
- Get seedlings and grow Asian varieties in their backyards.
- Lions Club would like to explore opportunities to come and cook together.
- People need more clarity for how to engage the site.
- Language signs inviting folks in all languages, on radio, print.
- More communication
- More inclusive

Children's area and education for children:

- Children's garden
- Children activity space – line of sight
- Playground for kids—have gatherings specific to kids and teach them how to plant and cook
- Spaces for children
- Seating/classroom in wetland areas

Livestock:

- Concerned about noise, etc of the 'livestock' notation.
- Suggested alpacas

Lighting:

- Lighting for the paths/roads and for work areas.
- Solar lighting

Restroom and drinking fountain access:

- Multiple composting toilet locations so less travel to the bathroom
- More than one restroom
- Bathrooms and drinking water need to be centralized.

Site Amenities:

- Portable wash stations
- Bike storage/rack
- Health Department regulated farming kitchen/wash pack
- Portable wash pack station
- Composting function: make sure and divide up, needs to be connected to education areas.

Other Concerns:

- Would Prefer to find the most cost-effective solution

Budget:

The total budget for the renovation is \$550,000. Funding for this project is provided through the Department of Neighborhoods Large Matching Fund and the 2008 Parks and Green Spaces Levy Opportunity Fund. The project budget cover all costs associated with the project including administration, design, permits, bidding and construction.

Rainier Beach Urban Farm & Wetlands Timeline	2012 Quarters			2013 Quarters			
	2	3	4	1	2	3	4
Pro View – Internal Parks review of proposed project elements.	★	★	★				
Community Meetings – Early discussions with community members and presentation of site analysis.	June 19						
Community Meeting #2 –Presentation of schematic designs and public input.		July 28					
Community Meeting #3 –Presentation of schematic design.		Sept 13					
<i>Schematic Design Complete</i>		★					
DPD Permit Review – Submittal and Review			★				
Pro View Technical Review – Internal Technical Review of 65% Construction Drawings			★				
Pro View Technical Review – Internal Technical Review of 95% Construction Drawings			★				
<i>Design Development and Construction Drawings Complete</i>				★			
Construction					★	★	
Project Close Out							★

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